

Issued: October 22, 2015

**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, OCTOBER 21, 2015  
*DRAFT MINUTES***

**ROLL CALL:** 7:00 PM

**ATTENDANCE:** Chair: Jared Grise; Josh Smilowitz, Vice-Chair; Commissioners: Don Neville, Lisa Sadinsky; Michael Johnson, Brian Pudlik, ZEO and Secretary to ZBA  
**ABSENT:** Commissioners: Todd Doyle, Angelo DiMatteo and Tom Foley.

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, October 21, 2015, at 7:00 p.m., to hear and act on the following petitions:

**Old Business:**

**#24-15**      **101-103 Ardmore Road:** Petition of F. Fuerst, requesting a variance to section 177-20, Obstructions in Yards. Requesting a +/-4 foot variance to the required 25 foot side yard setback on the north side of the home and a +/-5 foot variance to the 25 foot side yard setback on the south side, both for the construction of a 10' x 10' two-story rear deck, per plans on file.  
**RM-3R Zone (Postponed from the September meeting)**  
**Motion to approve. Motion/Neville; Second/Grise; unanimously approved with conditions. VOTE: 5-0.**

**New Business:**

**#25-15**      **777 North Main Street:** E. Berman (Realtor), requesting a variance to section 177-33(F)(3), Signs in multifamily residence districts. Requesting a +/- 60 square foot variance to the 100 square foot limitation for signs pertaining to the construction of property. The proposal is for two banners to be mounted on a construction fence, each measuring 13.33 feet long by 6 feet high, in order to announce the development of new townhomes at the subject property. The signs will be up for a period of 24 months and are proposed per plans on file.  
**SDD/RM-2 Zone**  
**Motion to approve. Motion/Neville; Second/Johnson; unanimously approved with conditions. VOTE: 5-0.**

**#26-15**      **156-158 Brace Road:** Petition of B. VanDine, requesting a variance to section 177-20, Obstructions in Yards. Requesting a +/-21 foot variance to the required 25 foot side yard setback on the west side of the home for the construction of a 8' x 16' one-story three season room, per plans on file. **RM-3R Zone**  
**Motion to amend: Motion/Neville; Second/Smilowitz : unanimously approved. VOTE: 5-0. Motion to approve as amended with conditions. Motion/Smilowitz; Second/Neville ;VOTE: 5-0.**



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**#27-15**

**338 Ridgewood Road** - Petition of E. Silbereis requesting a Special Exception for a customary home occupation in order to conduct piano instruction as an accessory use to the residence per Section 177-49 of the Zoning Ordinances for a period of one (1) year per plans on file.

**R-10 Zone**

**Motion to approve. Motion/Neville; Second/Grise; unanimously approved. VOTE: 5-0.**

- Approval of minutes: Minutes of the regular meeting held Wednesday, July 15, 2015. *Postponed*
- Election of ZBA Officers for 2015 (postponed from May 20<sup>th</sup> ZBA meeting) *Postponed*
- Adjournment. Motion to adjourn. Motion/Neville; Second/Grise; unanimously approved. VOTE: 5-0

Meeting adjourned 7:35pm

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